

# 2011 Property Tax Report

## Huntington County

### with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Huntington County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

#### Comparable Homestead Property Tax Changes in Huntington County

The average homeowner saw a 5.1% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 35.4% lower than they were in 2007, before the property tax reforms.

95.4% of homeowners saw lower tax bills in 2011 than in 2007.

67.4% of homeowners saw tax increases of between 1% and 19% from 2010 to 2011.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>				
Higher Tax Bill	7,109	72.2%	377	3.8%
No Change	1,137	11.6%	72	0.7%
Lower Tax Bill	1,595	16.2%	9,392	95.4%
<b>Average Change in Tax Bill</b>	<b>5.1%</b>		<b>-35.4%</b>	
<b>Detailed Change in Tax Bill</b>				
20% or More	477	4.8%	164	1.7%
10% to 19%	3,747	38.1%	68	0.7%
1% to 9%	2,885	29.3%	145	1.5%
0%	1,137	11.6%	72	0.7%
-1% to -9%	1,090	11.1%	345	3.5%
-10% to -19%	275	2.8%	758	7.7%
-20% to -29%	61	0.6%	1,743	17.7%
-30% to -39%	30	0.3%	2,871	29.2%
-40% to -49%	37	0.4%	2,007	20.4%
-50% to -59%	23	0.2%	586	6.0%
-60% to -69%	12	0.1%	234	2.4%
-70% to -79%	9	0.1%	193	2.0%
-80% to -89%	7	0.1%	162	1.6%
-90% to -99%	5	0.1%	118	1.2%
-100%	46	0.5%	375	3.8%
<b>Total</b>	<b>9,841</b>	<b>100.0%</b>	<b>9,841</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

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*HIGHER TAX RATES, THE LOSS OF THE STATE HOMESTEAD CREDIT AND LOWER LOCAL HOMESTEAD CREDITS RAISE HOMEOWNER TAX BILLS*

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#### Homestead Property Taxes

Homestead property taxes increased 5.1% on average in Huntington County in 2011. This was more than the state average of 4.4%. Huntington County homestead taxes were still 35.4% lower in 2011 than they were in 2007, before the big tax reform. The larger-than-average homestead tax increase in 2011 was partly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 4.2% in Huntington County in 2010. In addition, Huntington County's local homestead credit declined in 2011, due to a drop in the local income tax revenues that fund it. Higher tax rates complete the explanation for the higher homeowner tax bills.

#### Tax Rates

Property tax rates increased in all Huntington County tax districts. The average tax rate increased by an average of 4.8% because of an increase in the levy coupled with a decline in net assessed value. Levies in Huntington County increased by 3.2%. The biggest levy increases were in the county general fund and the Huntington Community Schools cumulative building and bus replacement funds. The school's debt service fund levy was reduced. Huntington County's total net assessed value decreased 2.3% in 2011. (The certified net AV used to compute tax rates declined by 1.5%.) Homestead and other residential net assessments decreased by 2.7% and 3.1%, respectively. Agricultural assessments showed a small increase at 2.4%, while business net assessments decreased by 4.3%.

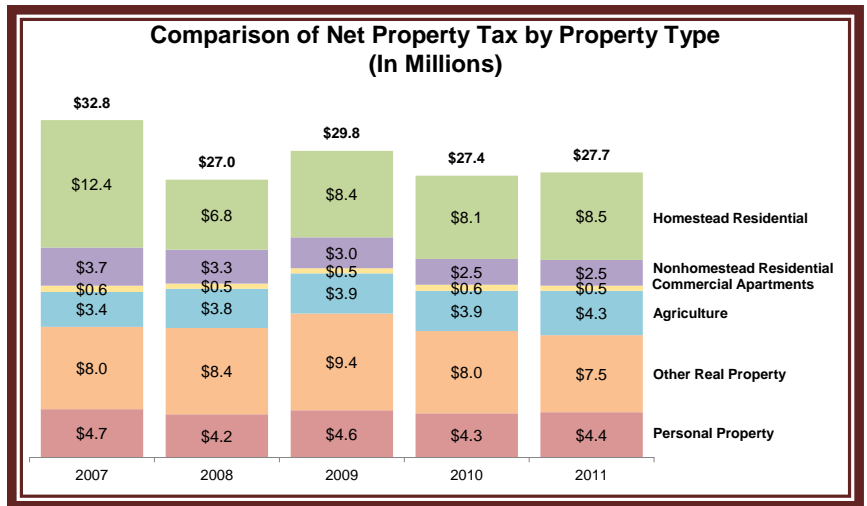
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*SMALL CHANGES IN TAX BILLS FOR  
NONHOMESTEAD PROPERTY; A LARGER  
INCREASE FOR AGRICULTURE*

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### Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 1.6% in Huntington County in 2011, less than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 2.7%. Tax bills for commercial apartments fell 11.1%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment -- dropped 2.7%. These tax bill changes reflect the higher tax rates and changes in net assessed value. Agricultural tax bills rose 8.3%. This was mainly due to higher tax rates, plus the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



### Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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*TAX CAP CREDITS INCREASED  
SLIGHTLY IN 2011*

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Total tax cap credit losses in Huntington County were \$4.65 million, or 13.7% of the levy. This was more than the state average loss rate of 9.2%, and much more than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Huntington County's tax rates were higher than the state median.

About half of the total tax cap credits were in the 3% other real and personal property category. Huntington County had two taxing districts with rates well above \$3, which makes property in the 3% category eligible for credits. The largest percentage losses were in the Huntington City and Library and the town of Andrews. The largest dollar losses were in Huntington City, Huntington County Community School Corporation, and the county unit.

Huntington County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$457,120	\$1,236,967	\$2,108,741	\$39,731	\$3,842,559	11.8%
2011 Tax Cap Credits	713,117	1,533,059	2,358,096	49,519	4,653,791	13.7%
<b>Change</b>	<b>\$255,997</b>	<b>\$296,092</b>	<b>\$249,355</b>	<b>\$9,788</b>	<b>\$811,232</b>	<b>1.9%</b>

Tax cap credits rose in Huntington County in 2011 by \$811,232, or 21%. The additional credits represent an

added loss of 1.9% of the total tax levy. Credits increased in all three property categories. Tax rate increases caused most of the increase in credits, especially in taxing districts with rates above \$3.

### The Effect of Recession

The 2009 recession had a clear effect on Huntington County assessments for pay-2011. Property values and construction activity appear to have fallen in Huntington County in 2009. Falling assessments meant the modest increases in levies required higher tax rates. Higher rates made more taxpayers eligible for tax cap credits. The added credit losses nearly offset the increase in the levies.

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*2009 RECESSION REDUCED ASSESSED  
VALUES, WHICH LED TO ADDED TAX CAP  
CREDIT LOSSES*

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$1,236,891,960	\$1,214,465,900	-1.8%	\$487,116,890	\$473,830,707	-2.7%
Other Residential	121,947,900	118,291,420	-3.0%	121,118,960	117,421,720	-3.1%
Ag Business/Land	256,258,400	262,410,900	2.4%	255,878,205	261,938,820	2.4%
Business Real/Personal	679,175,817	661,417,570	-2.6%	468,398,792	448,367,964	-4.3%
<b>Total</b>	<b>\$2,294,274,077</b>	<b>\$2,256,585,790</b>	<b>-1.6%</b>	<b>\$1,332,512,847</b>	<b>\$1,301,559,211</b>	<b>-2.3%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

### Huntington County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2007	2008	2009	2010	2011	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
<b>County Total</b>	42,500,755	41,576,303	31,132,689	30,566,864	31,534,661	-2.2%	-25.1%	-1.8%	3.2%
<b>State Unit</b>	34,788	37,276	0	0	0	7.2%	-100.0%		
Huntington County	7,270,837	7,031,235	6,355,566	6,428,174	6,736,784	-3.3%	-9.6%	1.1%	4.8%
Clear Creek Township	55,970	59,128	54,689	55,193	56,335	5.6%	-7.5%	0.9%	2.1%
Dallas Township	45,405	47,684	44,296	46,079	46,547	5.0%	-7.1%	4.0%	1.0%
Huntington Township	283,118	291,961	292,830	302,075	100,753	3.1%	0.3%	3.2%	-66.6%
Jackson Township	34,078	40,763	42,372	43,751	44,789	19.6%	3.9%	3.3%	2.4%
Jefferson Township	29,946	30,924	31,351	32,504	32,947	3.3%	1.4%	3.7%	1.4%
Lancaster Township	24,739	25,938	25,683	25,893	26,066	4.8%	-1.0%	0.8%	0.7%
Polk Township	20,284	20,849	20,859	21,517	22,186	2.8%	0.0%	3.2%	3.1%
Rock Creek Township	15,010	23,957	25,156	45,020	32,237	59.6%	5.0%	79.0%	-28.4%
Salamonie Township	19,525	20,412	21,062	33,345	34,138	4.5%	3.2%	58.3%	2.4%
Union Township	13,244	12,985	14,068	33,098	19,074	-2.0%	8.3%	135.3%	-42.4%
Warren Township	39,083	41,132	41,586	42,762	43,883	5.2%	1.1%	2.8%	2.6%
Wayne Township	21,017	22,327	22,908	23,318	23,795	6.2%	2.6%	1.8%	2.0%
Huntington Civil City	8,310,059	8,537,654	7,967,639	8,486,539	8,753,796	2.7%	-6.7%	6.5%	3.1%
Andrews Civil Town	279,098	284,146	296,396	309,171	315,978	1.8%	4.3%	4.3%	2.2%
Markle Civil Town	179,986	231,156	214,669	227,173	228,044	28.4%	-7.1%	5.8%	0.4%
Mount Etna Civil Town	3,873	3,694	52	4,326	4,293	-4.6%	-98.6%	8219.2%	-0.8%
Roanoke Civil Town	398,863	429,800	458,887	488,713	510,428	7.8%	6.8%	6.5%	4.4%
Warren Civil Town	250,205	256,795	265,294	269,600	286,624	2.6%	3.3%	1.6%	6.3%
Huntington County Comm School Corporation	23,350,460	22,361,100	13,105,714	11,769,647	12,285,380	-4.2%	-41.4%	-10.2%	4.4%
Andrews Public Library	44,312	46,639	48,043	49,637	51,698	5.3%	3.0%	3.3%	4.2%
Roanoke Public Library	46,485	48,585	49,196	54,512	56,528	4.5%	1.3%	10.8%	3.7%
Warren Public Library	68,537	73,978	75,834	78,547	81,234	7.9%	2.5%	3.6%	3.4%
Huntington Library	1,508,183	1,436,208	1,492,260	1,524,818	1,564,820	-4.8%	3.9%	2.2%	2.6%
Huntington County Solid Waste Mgt District	153,650	159,977	166,279	171,452	176,304	4.1%	3.9%	3.1%	2.8%
Huntington City Redevelopment Commission	0	0	0	0	0				

### Huntington County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates				LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential				
35001	Clear Creek Township	1.6112	--	--	--	--	--	9.7567%		1.4540
35002	Dallas Township	1.7734	--	--	--	--	--	9.7567%		1.6004
35003	Andrews Town	4.5990	--	--	--	--	--	9.7567%		4.1503
35004	Huntington Township	1.9216	--	--	--	--	--	9.7567%		1.7341
35005	Huntington City	4.0019	--	--	--	--	--	9.7567%		3.6114
35006	Jackson Township	1.5792	--	--	--	--	--	9.7567%		1.4251
35007	Roanoke Town	2.8471	--	--	--	--	--	9.7567%		2.5693
35008	Jefferson Township	1.6179	--	--	--	--	--	9.7567%		1.4600
35009	Mount Etna Town-Jefferson Town	1.8191	--	--	--	--	--	9.7567%		1.6416
35010	Lancaster Township	1.5956	--	--	--	--	--	9.7567%		1.4399
35011	Mount Etna Town-Lancaster Town	1.8029	--	--	--	--	--	9.7567%		1.6270
35012	Polk Township	1.6287	--	--	--	--	--	9.7567%		1.4698
35013	Mount Etna Town-Polk Township	1.8344	--	--	--	--	--	9.7567%		1.6554
35014	Rock Creek Township	1.6079	--	--	--	--	--	9.7567%		1.4510
35015	Markle Town	2.9827	--	--	--	--	--	9.7567%		2.6917
35016	Salamonie Township	1.7081	--	--	--	--	--	9.7567%		1.5414
35017	Warren Town	2.6162	--	--	--	--	--	9.7567%		2.3609
35018	Union Township	1.5705	--	--	--	--	--	9.7567%		1.4173
35019	Warren Township	1.6696	--	--	--	--	--	9.7567%		1.5067
35020	Wayne Township	1.6071	--	--	--	--	--	9.7567%		1.4503
35021	Mount Etna Town-Wayne Township	1.8230	--	--	--	--	--	9.7567%		1.6451
35022	Markle Union	2.9633	--	--	--	--	--	9.7567%		2.6742

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Huntington County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	713,117	1,482,188	1,869,849	49,519	4,114,674	31,534,661	13.0%
<i>TIF Total</i>	0	50,871	488,247	0	539,118	2,432,061	22.2%
<i>County Total</i>	713,117	1,533,059	2,358,096	49,519	4,653,791	33,966,722	13.7%
Huntington County	100,678	203,528	252,497	8,475	565,177	6,736,784	8.4%
Clear Creek Township	0	0	0	23	23	56,335	0.0%
Dallas Township	106	453	316	56	931	46,547	2.0%
Huntington Township	85	0	0	83	168	100,753	0.2%
Jackson Township	271	166	0	36	473	44,789	1.1%
Jefferson Township	0	0	0	60	60	32,947	0.2%
Lancaster Township	0	0	0	18	19	26,066	0.1%
Polk Township	0	0	0	29	29	22,186	0.1%
Rock Creek Township	56	159	0	20	235	32,237	0.7%
Salamonie Township	35	74	0	16	125	34,138	0.4%
Union Township	8	1	0	1	10	19,074	0.1%
Warren Township	0	0	0	37	37	43,883	0.1%
Wayne Township	0	0	0	14	14	23,795	0.1%
Huntington Civil City	343,401	719,098	980,661	17,850	2,061,009	8,753,796	23.5%
Andrews Civil Town	6,887	53,103	37,073	1,593	98,655	315,978	31.2%
Markle Civil Town	2,415	7,057	0	639	10,110	228,044	4.4%
Mount Etna Civil Town	24	0	0	25	49	4,293	1.1%
Roanoke Civil Town	20,924	12,800	0	1,421	35,146	510,428	6.9%
Warren Civil Town	2,381	7,332	0	311	10,025	286,624	3.5%
Huntington County Comm School Corp	183,599	371,159	460,460	15,455	1,030,673	12,285,380	8.4%
Andrews Public Library	298	1,970	1,375	97	3,741	51,698	7.2%
Huntington Public Library	0	0	0	0	0	0	
Roanoke Public Library	2,317	1,418	0	157	3,892	56,528	6.9%
Warren Public Library	267	768	0	54	1,089	81,234	1.3%
Markle Public Library	0	0	0	0	0	0	
Huntington Library	46,730	97,777	130,860	2,826	278,193	1,564,820	17.8%
Huntington County Solid Waste Mgt Dist	2,635	5,326	6,608	222	14,791	176,304	8.4%
Huntington City Redevelopment Comm	0	0	0	0	0	0	
TIF - Huntington Township 004	0	0	0	0	0	35,727	0.0%
TIF - Huntington City 005	0	50,344	488,247	0	538,591	2,153,714	25.0%
TIF - Roanoke Town 007	0	127	0	0	127	22,457	0.6%
TIF - Markle Town 015	0	15	0	0	15	16,173	0.1%
TIF - Salamonie Township 016	0	0	0	0	0	108,222	0.0%
TIF - Union Township 018	0	0	0	0	0	26,398	0.0%
TIF - Markle Union 022	0	385	0	0	385	69,371	0.6%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.